

Fill in this information to identify the case:

Debtor name Club Comanche, Inc.
United States Bankruptcy Court for the: _____ District of Virgin Islands
(State)
Case number (if known): 1:21-bk-10001-MFW

☐ Check if this is an
amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value
of collateral.

Column B
Value of collateral
that supports this
claim

2.1 Creditor's name

Government of the U.S. Virgin Islands
Internal Revenue Bureau

Describe debtor's property that is subject to a lien

Houses and Lots No. 1 Strand Street and No. 40 Strand \$186,590.80 \$4,000,000.00

Creditor's mailing address

c/o Office of the Attorney General of the VI
VIDOJ, 34-38 Kronprinsdens Gade, GERS Complex, 2nd Fl
St. Thomas, VI 00804

Street, Christiansted, St. Croix, U.S. Virgin Islands

Describe the lien

Taxes

Is the creditor an insider or related party?

- ☒ No
☐ Yes

Is anyone else liable on this claim?

- ☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date debt was incurred 5/11/2015-8/16/2016

Last 4 digits of account
number _____

Do multiple creditors have an interest in the same property?

- ☐ No
☒ Yes. Specify each creditor, including this creditor,
and its relative priority.

See attachment.

2.2 Creditor's name

Jack D. Pickel

Describe debtor's property that is subject to a lien

Plot 1, 40 & 40A Strand Street \$2,712,616.00 \$4,000,000.00

Creditor's mailing address

1 Strand Street, Christiansted, USVI 00820

Christiansted, St. Croix, U.S. Virgin Islands

Describe the lien

Mortgage

Is the creditor an insider or related party?

- ☐ No
☒ Yes

Is anyone else liable on this claim?

- ☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H).

As of the petition filing date, the claim is:

Check all that apply.

- ☐ Contingent
☐ Unliquidated
☐ Disputed

Date debt was incurred July 1, 2014

Last 4 digits of account
number _____

Do multiple creditors have an interest in the same property?

- ☐ No
☒ Yes. Have you already specified the relative
priority?

☐ No. Specify each creditor, including this
creditor, and its relative priority.

☒ Yes. The relative priority of creditors is
specified on lines See attachment

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$3,181,942.68

Debtor

Club Comanche, Inc.
Name

Main Document

Page 2 of 3

Case Number (if known)

1:21-bk-10001-MFW

Part 1: Additional Page

Column A

Amount of claim

Do not deduct the value of collateral.

Column B

Value of collateral that supports this claim

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

2.3 Creditor's name

LPP Mortgage, Inc.

Describe debtor's property that is subject to a lien

Houses and Lots No. 1 Strand Street and No. 40 Strand Street, Christiansted, St. Croix, U.S. Virgin Islands

\$282,735.88 as of 8/12/2020

\$ 4,000,000.00

Creditor's mailing address

6000 Legacy Drive
Plano, TX 75023

Describe the lien

Mortgage

Creditor's email address, if known

Is the creditor an insider or related party?

- ☒
- No
-
- ☐
- Yes

Date debt was incurred July 31, 1991

Is anyone else liable on this claim?

- ☒
- No
-
- ☐
- Yes. Fill out
- Schedule H: Codebtors*
- (Official Form 206H).

Last 4 digits of account number

As of the petition filing date, the claim is:

Check all that apply.

Do multiple creditors have an interest in the same property?

- ☐
- No
-
- ☒
- Yes. Have you already specified the relative priority?
-
- ☐
- No. Specify each creditor, including this creditor, and its relative priority.

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

- ☒
- Yes. The relative priority of creditors is specified on lines
- See attachment

2. Creditor's name

Describe debtor's property that is subject to a lien

\$

\$

Creditor's mailing address

Describe the lien

Creditor's email address, if known

Is the creditor an insider or related party?

- ☐
- No
-
- ☐
- Yes

Date debt was incurred

Is anyone else liable on this claim?

- ☐
- No
-
- ☐
- Yes. Fill out
- Schedule H: Codebtors*
- (Official Form 206H).

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

- ☐
- No
-
- ☐
- Yes. Have you already specified the relative priority?
-
- ☐
- No. Specify each creditor, including this creditor, and its relative priority.

As of the petition filing date, the claim is:

Check all that apply.

- ☐
- Contingent
-
- ☐
- Unliquidated
-
- ☐
- Disputed

- ☐
- Yes. The relative priority of creditors is specified on lines

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

[illegible]